



# 902 Rivergate House,

Ordsall Lane | Salford | M5 4XP

**£1,300 PCM**

The  
**GOOD  
ESTATE**  
AGENCY

# 902 Rivergate

Ordsall Lane |  
Salford | M5 4XP  
£1,300 PCM

2 BED, FURNISHED. A fantastic, two bedroom apartment in Rivergate House, part of the Wilburn Basin development. The 9th floor property, totalling 689 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room through to modern fitted kitchen and balcony, master bedroom with en suite shower room, second double bedroom and stylish bathroom. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / cinema room & residents' gym. Located just a stone's throw away from the city centre within easy reach of Spinningfields, Deansgate and conveniently positioned on the inner ring road allowing quick access to the motorway network.

- TWO BEDROOM APARTMENT
- BATHROOM & EN SUITE TO MASTER BEDROOM
- FURNISHED
- BALCONY
- 24 HOUR CONCIERGE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 9TH FLOOR
- FITTED KITCHEN
- RESIDENTS' GYM & CINEMA ROOM
- WILBURN BASIN DEVELOPMENT



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 79                         | 79        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk